
Service Level Review

Housing
October 7, 2004

Housing

Overview of Current Services and Levels

- In 2001, the Provincial Government transferred social housing administration.
 - As a result, the Region is responsible for the administration of 48 social housing providers and rent supplement, comprising more than 14,000 units.
-

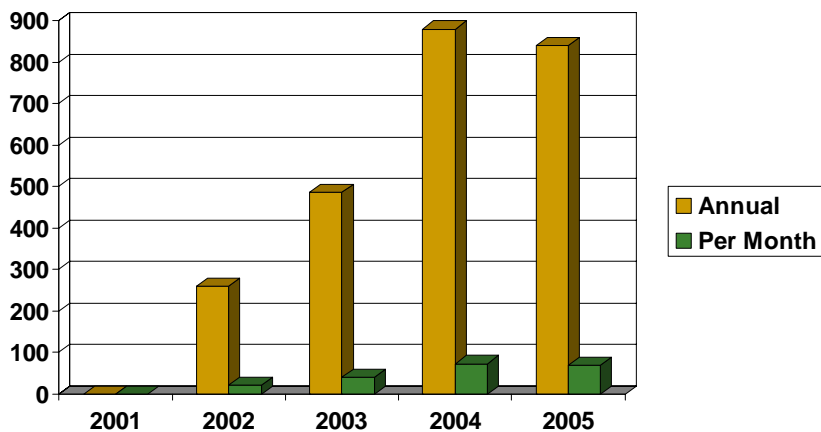
Housing

Overview of Current Services and Levels

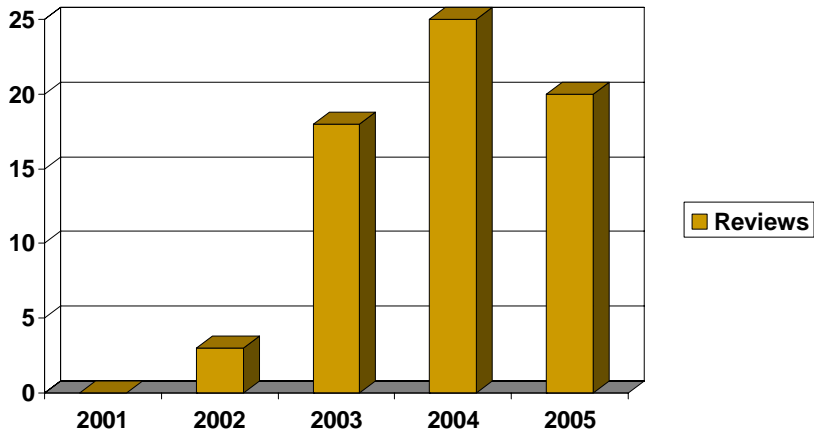
- Peel Access To Housing (PATH)
- Homeless and housing initiatives
- Access to Federal/Provincial affordable housing program
- Housing policy and advocacy

Housing

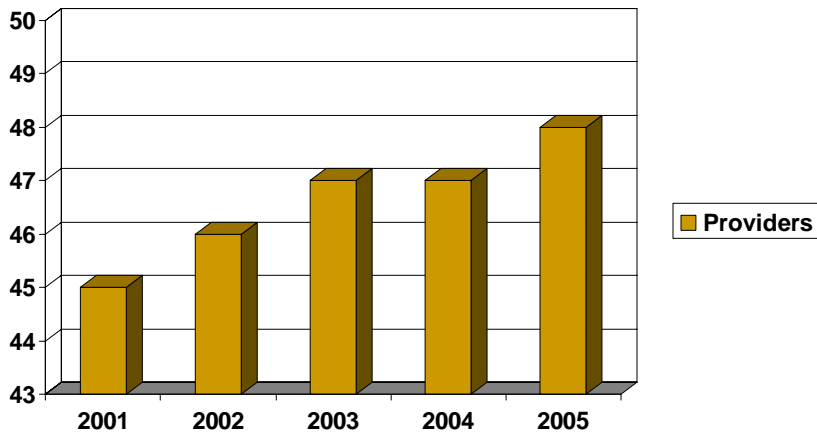
Service Manager Appeals



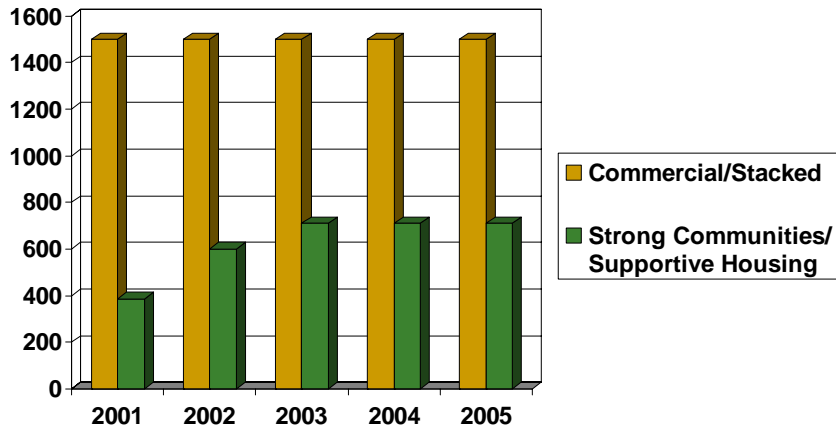
Housing Housing Provider Operational Reviews



Housing Housing Providers Under Administration



Housing Rent Supplement Units



Housing Accomplishments

- Accessed CRHP for 3 projects comprising 384 units and \$5.7M in federal/provincial funding
- Participated in the Social Housing Benchmarking initiative
- Expanded housing provider education and consultation process
- Implemented web based system for sharing centralized waiting list for providers
- Completed 25 operational reviews of social housing providers
- Completed the Older Adult Working Group survey of housing preferences
- Completed the Homelessness Service Strategy Business Plan with four other departments

Housing Objectives

- With OW, have Peel Youth Village project and programs up and running.
 - Commence implementation of a strategy to address chronic homelessness
 - Develop and operationalize a process for tracking and managing RGI subsidies.
 - Investigate potential for land intensification through ORC sites and Church property with the CHRP
 - Administer the CHRP for new housing development in Peel
 - Develop and implement a training and education strategy for social housing providers.
 - Continue development of social enterprise opportunities.
 - With OW, have Britannia Place II project and programs up and running.
-

Housing Objectives

- Continue with Older Adults Working group, and support appropriate recommendations.
 - Pursue common intake and business practices with OW and Child Care.
 - Develop a comprehensive eviction prevention strategy for the Region of Peel.
 - Develop a strategy to handle cases of social housing providers with depleted capital reserves.
 - Commence work on a strategy for the end of the operating agreements for social housing providers.
 - Based on provincial direction, implement new funding model and benchmarks for providers.
 - Based on 2004 decisions, commence development of the Manorgate Efficiency Apartments
-

Housing Objectives

- Finalize development of an overall framework for Social Housing Administration
 - Evaluate the OW/ODSP Rent Supplement program pilot
 - Develop and document processes for managing projects in difficulty.
 - Develop and undertake the next stage in the operational review strategies (federal projects, mini-reviews)
 - Implement recommendations from Policy and Programs internal audit.
 - Evaluate discretionary policies under the SHRA.
 - Assume administration responsibility for Pathways Non-Profit and implement appropriate action plan.
 - Review and confirm service level targets for each provider and the Region.
-

Housing Issues

- Greater complexity of the housing needs
 - Higher vacancy rates
 - Rising energy costs
 - Impact of new social housing funding model
 - Long waiting list
-

Major Drivers of 2005 Budget

- New projects coming on stream
 - Peel Youth Village
 - Britannia Place II
 - VOFV eviction prevention
 - Mandated increases to Operating subsidies to Social Housing providers
 - Savings on mortgage renewals
 - Annual wage and merit increase
-

Housing

Actions/Implications for Next 2 -3 Years

- Make refinements to our social housing oversight processes
 - Support the implementation of the Homelessness SSBP
 - Develop new affordable housing solutions including accessing program funding under the revised affordable housing program
-

Housing

Actions/Implications for Next 2 -3 Years

- Implement housing rehabilitation initiatives
 - Develop an ongoing plan for the allocation of rent geared-to-income subsidies
 - Develop an advocacy strategy to promote understanding of housing issues and to address housing needs
-